



Story County Planning and Development

Administration Building

900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 www.storycountyiowa.gov

MEMORANDUM

DATE: February 1, 2022
TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Story County Planning and Development Director
RE: Dayton Avenue Development, LLC, Voluntary Annexation

Dayton Avenue Development, LLC, represented by Chuck Winkleblack, proposes to voluntarily annex two properties at 2105 and 2421 Dayton Avenue in the East Half of the Northeast of Section 36, Franklin Township, (parcels #05-36-200-210 and 05-36-200-405). The area is 72.99 acres. The area to be annexed includes the Dayton Avenue road right-of-way. See Figure 1 for a map of the parcels that are part of the request.

The subject properties are on the west side of Dayton Avenue, and adjacent to the City of Ames' corporate boundaries on three sides. To the west of the subject property is the Izaak Walton League and an undivided, undeveloped 40 acre parcel. To the east is the USDA facility. The subject property is also north of BASF and south of Eagles Loft Daycare. The Eagles Loft Daycare, BASF, and the USDA facility are located within the city limits. The subject property is zoned A-1 Agricultural and currently in row crop production.

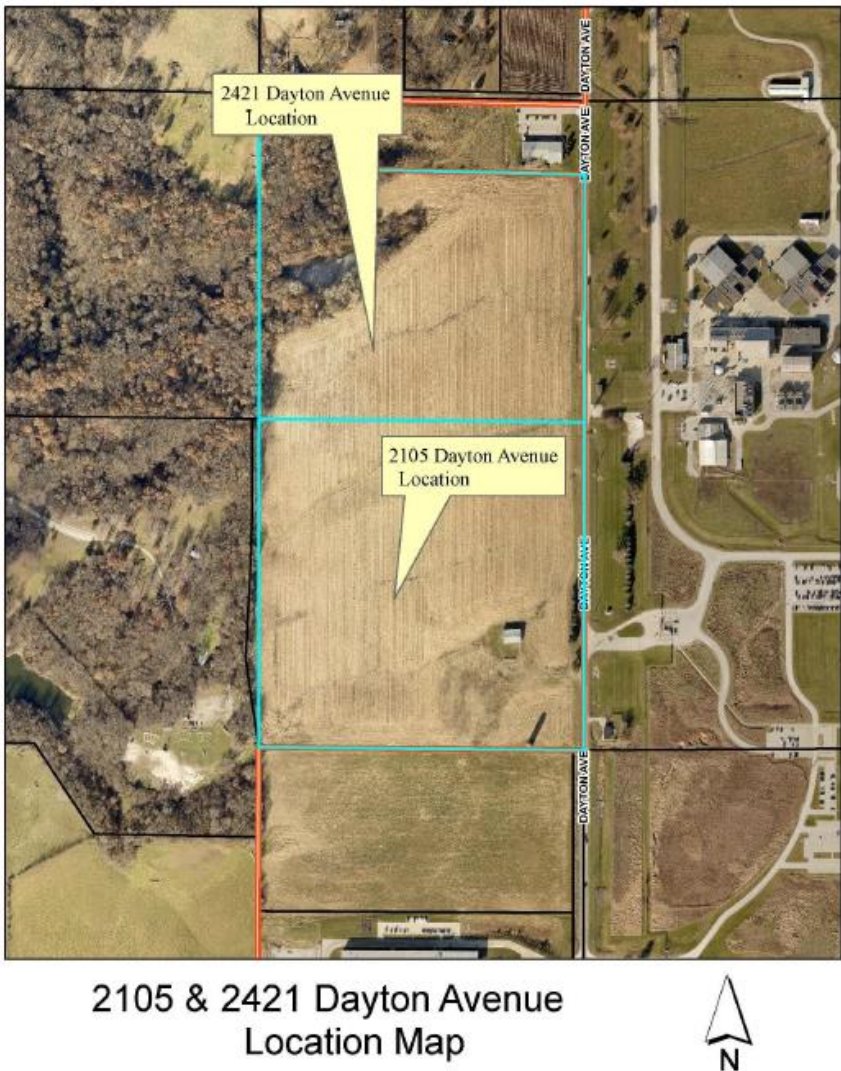
In October of 2021, the Board of Supervisors approved an Ames Urban Fringe Plan Amendment to the Planned Industrial designation, within the Urban Service Area Land Use Class, to allow the annexation. The owner intends to develop the properties for small scale industrial after annexation.

The area is designated for future industrial development in the Ames 2040 Comprehensive Plan as part of the "employment" future land use designation. Utilities for the proposed lots are already adjacent to the subject properties. A traffic study was completed and turn lanes may be needed on Dayton Avenue. The city will control the right-of-way along Dayton Avenue after annexation where the improvements would take place.

There are designated natural resources on the property. The Natural Area designation would remain on the areas post-annexation. The concept plans for the development show these areas are being maintained as open space and for stormwater management. This area also includes a pioneer cemetery, which the owner will provide access to.

The property is over two miles from the City of Gilbert and as such state code ([Iowa Code § 368.7](#)) does not require they be notified of the annexation.

The City of Ames hosted a consultation meeting on the requested voluntary annexation on January 6, 2022. The city's planning and zoning commission addressed this item on January 19, 2022. The Commission recommended approval of the annexation. They had several questions regarding the pioneer cemetery on the property and natural areas.



*Figure 1: Parcels Requested to be Amended to the Planned Industrial Area.
Prepared by the City of Ames.*

The Ames City Council will take action on this item in February. City Development Board action is not required.

The request was routed to the county engineer and auditor's office. Neither had concerns.

Given that the request is a 100% voluntary annexation, is an infill opportunity as it is adjacent to the city on three sides, and is in accordance with the Ames Urban Fringe Plan and 2040 Plan, resolution #22-54 is written to support the voluntary annexation request.